Development Management – Delegated Officer Report **Date; 24/02/16**

Application Number	**AWDM/0122/16**
Address	**18 Brierley Gardens Lancing BN15 9EF**
Proposal	**Application for consent under Adur Tree Preservation Order 13.53/3/15(L) of 2015 to reduce radial spread and crown height by up to 2 metres to one London Plane tree T1.**

Date of site visit: 16/02/16

Neighbours checked: Y
Additional neighbour notifications: N
Site notice: (wider publicity / conservation area): N

Proposal, Site and Surroundings

The application refers to a single London Plane tree in the open plan front garden of 18 Brierley Gardens.

The trees are part of an established group of trees, which are part of in the street scene and make a contribution to the character and visual amenities of the area.

Consent is sought to reduce the crown height and radial spread.

The reasons for the works are primarily in the interests of safety, light issues and amenity value.

Consultations: Consultation letters sent to Lancing Parish Council; No responses or comments received.

Representations: None received.

Relevant Planning History

2015: Adur Tree Preservation order Number 13.53/3/15(L) of 2015 confirmed on 28/09/15.

Planning Assessment

The London Plane tree T1 is a large tall early mature tree, growing in the front garden to the north of 18 Brierley Gardens. The front gardens of Brierley Gardens are uniformly low level open plan lawns with connecting footpaths. The area of lawn in which the Plane tree T1 is growing was formerly believed to be owned and consequently maintained by West Sussex County Council.

The tree has a mostly upright habit and has been formatively pruned to produce multiple stems from 4 metres, which form a tight array. The tree has main scaffold limbs which are mostly clear to 6 metres, divide at 12 -13 metres. This suggests the tree has been previously reduced in height and spread. There are also some lower hanging secondary lateral branches.

The proposed works are to reduce height and radial spread by up to 2 metres. These works are to help alleviate any concerns over light issues, falling debris or proximity to the houses.

These works in my opinion would be relatively minor in relation to the overall size, spread and crown form of the tree and would not significantly or adversely affect its appearance, amenity value, or its contribution to the character of the area.

Recommendation

Grant Consent, subject to the following Conditions:

1. Proposed works, hereby permitted, shall be restricted to those specified in the application, only, unless otherwise agreed in writing with the LPA, and carried out within two years from the date of consent, and in accordance with the British Standard BS 3998: 2010 Tree Work

   Reason: *in the interest of visual amenity*

Is recommendation contrary to letter(s) of representation?

No

Case Officer: JDS Date: 24/02/2016

Authorised by: PD Date: 1.4.16